

PARIS PIKE CORRIDOR COMMISSION

MINUTES

Paris City Hall
Commission Chambers

October 10, 2011

Attendance

Members Present: Ben Blyton; James Brady; Johnny Brennan; Bettye Burns; Ginny Howard; Harry Park; and Dan Thompson, Chair.

Staff Present: Dal Harper; Rochelle Boland; Barbara Rackers; and Stephanie Cunningham

Others Present: Mike Withrow, Interim City Manager

Mr. Thompson called the meeting of the Paris Pike Corridor Commission to order at 12:06 p.m. on October 10, 2011.

Mr. Thompson stated that the minutes of the July 11, 2011, meeting had been presented for approval. A motion was made by Ms. Burns, seconded by Ms. Howard, and carried 7-0 to approve the minutes as presented.

OLD BUSINESS – No such items were presented.

NEW BUSINESS

1. Proposed text amendment to the Subdivision Regulations

Mr. Harper stated that, when the Planning Commission met in September, they had one agricultural subdivision on their agenda. He explained that, since each member was paid \$50 for the meeting, which was over in approximately three minutes, the total expenditure was over \$600 for the approval of a routine land subdivision. In any zone, a subdivision of property which does not include a new public street is considered a minor plat, which is reviewed by the Technical Review Committee and signed by the Chair of the Planning Commission, rather than being reviewed by the full Planning Commission. The staff asked the Planning Commission to consider allowing agricultural land subdivisions to be processed in the same manner as other minor subdivision plats. The Chair of the Planning Commission wanted the issue brought to the attention of the Paris Pike Corridor Commission for their review and comments. With regard to the Paris Pike overlay, Mr. Harper stated that agricultural subdivisions within that zone are addressed in a different part of the Zoning Ordinance, and all of those subdivisions would continue to be reviewed by the full Planning Commission.

Mr. Harper distributed a handout to the Commission members and briefly outlined the proposed text modifications, explaining that the proposed changes would be to Section 345 of the Subdivision Regulations. He noted that the proposed language exactly mimics that of another section of the Zoning Ordinance, which addresses minor subdivisions, and added that the Chair would have the authority to refer any plat to the full Planning Commission if questions arise with regard to compliance.

Commission Questions: Referring to the proposed text changes, Mr. Thompson asked if the purpose of the reference to advertisement for a plat was to allow adjoining property owners to voice an opinion. Mr. Harper answered that that was correct. Mr. Thompson asked if there is a requirement to notify the adjoining property owners. Mr. Harper replied that there is no such requirement for a property subdivision, but a variance or conditional use would require notification.

Mr. Blyton said that he is concerned that, since subdivisions in the Paris Pike overlay zone are addressed in a separate section of the Zoning Ordinance, an administrative official might approve such a plat in error. He proposed that language be added to the Ordinance to denote that the PPCC must review all land subdivisions in the Paris Pike corridor. Mr. Harper answered that language could be added to denote the required PPCC review, but the “trigger” for their review is included in another section of the Ordinance.

Mr. Thompson agreed with Mr. Blyton’s suggestion. Mr. Harper stated that there are checks and balances in place, noting that the planning administrator reviews every request, and she is aware of all of the regulations. He added that the Technical Review Committee is aware of the regulations as well.

Mr. Thompson said that there seemed to be a consensus among the PPCC members that they would like to add language as suggested by Mr. Blyton. Ms. Boland suggested the following addition to Section 345: "With the exception of agricultural land divisions within the Paris Pike corridor, as regulated in..."

Motion: A motion was made by Mr. Blyton and seconded by Mr. Brady to include Ms. Boland's suggested language to the proposed text amendment.

Discussion of Motion: Mr. Park asked if approval of the suggested language constitutes an endorsement of the proposed changes to the Zoning Ordinance. Mr. Thompson answered that the proposed language was not intended to be an endorsement of the larger change to the Zoning Ordinance. Mr. Park answered that he supports the addition of the language, but he does not agree with the proposed change to the Zoning Ordinance.

Action: Mr. Blyton's motion carried, 7-0.

COMMISSION ITEMS – No such items were presented.

OTHER BUSINESS – No such items were presented.

ADJOURNMENT – There being no further business, Chairman Thompson declared the meeting adjourned at 12:22 p.m.